

UNITED STATES BANKRUPTCY COURT
DISTRICT OF

In re: §
§
CARNEGIE REALTY PARTNERS LLC § Case No. 07-21626
§
Debtor(s) §

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

BARRY A. CHATZ, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned:
(Without deducting any secured claims)

Assets Exempt:

Total Distributions to Claimants:

Claims Discharged

Without Payment:

Total Expenses of Administration:

3) Total gross receipts of \$ (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$ (see **Exhibit 2**), yielded net receipts of \$ from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from Exhibit 3)	\$	\$	\$	\$
PRIORITY CLAIMS: CHAPTER 7 ADMIN. FEES AND CHARGES (from Exhibit 4)				
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from Exhibit 5)				
PRIORITY UNSECURED CLAIMS (from Exhibit 6)				
GENERAL UNSECURED CLAIMS (from Exhibit 7)				
TOTAL DISBURSEMENTS	\$	\$	\$	\$

4) This case was originally filed under chapter on . The case was pending for months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: _____ By: /s/BARRY A. CHATZ
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE ¹	\$ AMOUNT RECEIVED
TOTAL GROSS RECEIPTS		\$

¹The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
NA			
TOTAL FUNDS PAID TO DEBTOR & THIRD PARTIES			\$

EXHIBIT 3 – SECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA	NA					

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TOTAL SECURED CLAIMS			\$	\$	\$	\$

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
BARRY A. CHATZ					
BARRY A. CHATZ					
INTERNATIONAL SURETIES, LTD					
INTERNATIONAL SURETIES, LTD.					
UNITED STATES TREASURY					
NEW CENTURY BANK					
FRANK/GECKER LLP					
GREGORY K. STERN, P.C.					
GREGORY K. STERN, P.C.					
FRANK/GECKER LLP					
POPOWCER KATTEN, LTD.					
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		\$	\$	\$	\$

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA					
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		\$	\$	\$	\$

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
NA	NA					
TOTAL PRIORITY UNSECURED CLAIMS			\$	\$	\$	\$

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000002	BRIGHT ELECTRICAL SUPPLY					
000009	CARD LLC					
000010	CITIBANK, N.A.					
000003	DUKE ENERGY/OHIO					

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
000001	FEDEX CUSTOMER INFORMATION SERVICE					
000005	FLORIDA POWER & LIGHT COMPANY					
000007	FLORIDA POWER & LIGHT COMPANY					
000011	JOHN THOMAS					
000006	KONE INC					
000008	MORGAN STREET PROPERTIES					
000012	STERLING PHOENIX DEV. VI					
000004	STRATEGIC ENERGY					
TOTAL GENERAL UNSECURED CLAIMS			\$	\$	\$	\$

INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT

ASSET CASES

Page: 1
Exhibit 8Case No: 07-21626 WER Judge: EUGENE R. WEDOFF
Case Name: CARNEGIE REALTY PARTNERS LLC

Trustee Name: BARRY A. CHATZ

Date Filed (f) or Converted (c): 11/16/07 (f)

341(a) Meeting Date: 12/17/07

Claims Bar Date: 03/19/08

For Period Ending: 01/03/13

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. BANK ACCOUNTS New Century Bank - checking account	498.54	498.54		0.00	FA
2. ACCOUNTS RECEIVABLE Fees and commission from management company	400,000.00	400,000.00		0.00	FA
3. OFFICE EQUIPMENT general office equipment	1,000.00	1,000.00		0.00	FA
4. LITIGATION (u) 09-1179 vs. Ronald P. Fischetti (preference action)	0.00	32,500.00		36,250.00	FA
5. LITIGATION (u) 09-1178 vs. Jeffrey B. Steinback (preference action)	0.00	0.00		3,750.00	FA
6. LITIGATION (u) 09-479 vs. Fifth Third Bank (fraudulent transfer)	0.00	Unknown		25,000.00	FA
INT. Post-Petition Interest Deposits (u)	Unknown	0.00		33.16	FA

TOTALS (Excluding Unknown Values)	\$401,498.54	\$433,998.54	\$65,033.16	\$0.00
				(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

TFR HEARD 12/13/11; CHECKS CUT 12/14/11; WAITING FOR ALL CHECKS TO CLEAR TO PREPARE AND FILE TDR.

Initial Projected Date of Final Report (TFR): 06/30/09

Current Projected Date of Final Report (TFR): 12/31/11

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 07-21626
Case Name: CARNEGIE REALTY PARTNERS LLC

Trustee Name: BARRY A. CHATZ
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****0012 Money Market Account (Interest Earn

Taxpayer ID No: *****6116
For Period Ending: 01/03/13

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
			BALANCE FORWARD				0.00
12/17/09	5	JOHN THOMAS	LITIGATION SETTLEMENT	1241-000	3,750.00		3,750.00
12/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	0.03		3,750.03
01/15/10	4	RONALD P. FISCETTI, ATTY AT LAW	LITIGATION SETTLEMENT	1241-000	32,500.00		36,250.03
01/22/10	4	JEFFREY B. STEINBACK, LLC	LITIGATION SETTLEMENT	1241-000	3,750.00		40,000.03
01/29/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	0.40		40,000.43
02/12/10	000301	International Sureties, Ltd. 701 Poydras Street Suite 420 New Orleans, LA 70139	CHAPTER 7 BOND PREMIUM	2300-000		39.13	39,961.30
02/26/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	0.92		39,962.22
03/31/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	1.02		39,963.24
04/08/10	6	FIFTH THIRD BANK	PREFERENCE/FRAUDULENT TRANSFER Bank Serial #: 000000	1241-000	25,000.00		64,963.24
04/30/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.28		64,965.52
05/28/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.75		64,968.27
06/30/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.68		64,970.95
07/30/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.75		64,973.70
08/24/10		Transfer to Acct #*****6621	Bank Funds Transfer	9999-000		1,780.00	63,193.70
08/31/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.75		63,196.45
09/24/10	000302	UNITED STATES TREASURY INTERNAL REVENUE SERVICE RAIVS TEAM P.O. BOX 145500 STOP 2800F CINCINNATI, OH 25450	EXPENSES FEIN 36-4576116 - FORM 4506 REQUEST FOR COPIES OF TAX RETURNS FILED BY CARNEGIE REALTY PARTNERS LLC	2690-000		171.00	63,025.45
09/30/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.60		63,028.05
10/29/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.67		63,030.72
11/15/10		UNITED STATES TREASURY	REFUND	1290-000	171.00		63,201.72

Page Subtotals 65,191.85 1,990.13

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 07-21626
Case Name: CARNEGIE REALTY PARTNERS LLC

Trustee Name: BARRY A. CHATZ
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****0012 Money Market Account (Interest Earn

Taxpayer ID No: *****6116
For Period Ending: 01/03/13

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
11/30/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.60		63,204.32
12/31/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.68		63,207.00
01/31/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.050	1270-000	2.68		63,209.68
02/04/11	000303	INTERNATIONAL SURETIES, LTD.		2300-000		54.50	63,155.18
02/28/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.010	1270-000	0.48		63,155.66
03/31/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.010	1270-000	0.54		63,156.20
04/29/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.010	1270-000	0.51		63,156.71
05/31/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.010	1270-000	0.54		63,157.25
06/30/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.010	1270-000	0.52		63,157.77
07/29/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.010	1270-000	0.53		63,158.30
08/31/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.010	1270-000	0.54		63,158.84
09/30/11	INT	BANK OF AMERICA, N.A.	Interest Rate 0.010	1270-000	0.52		63,159.36
10/11/11	INT	BANK OF AMERICA, N.A.	INTEREST REC'D FROM BANK	1270-000	0.17		63,159.53
10/11/11		Transfer to Acct #*****6621	Final Posting Transfer	9999-000		63,159.53	0.00

COLUMN TOTALS	65,204.16	65,204.16	0.00
Less: Bank Transfers/CD's	0.00	64,939.53	
Subtotal	65,204.16	264.63	
Less: Payments to Debtors		0.00	
Net	65,204.16	264.63	

Page Subtotals 12.31 63,214.03

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 07-21626
Case Name: CARNEGIE REALTY PARTNERS LLC

Trustee Name: BARRY A. CHATZ
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6621 BofA - Checking Account

Taxpayer ID No: *****6116
For Period Ending: 01/03/13

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
			BALANCE FORWARD				0.00
08/24/10		Transfer from Acct #*****0012	Bank Funds Transfer	9999-000	1,780.00		1,780.00
08/24/10	003001	GREGORY K. STERN, P.C. 53 WEST JACKSON BOULEVARD SUITE 1442 CHICAGO, IL 60604	ATTORNEY FOR TRUSTEE PER 6/22/10 COURT ORDER	3210-000		1,780.00	0.00
10/11/11		Transfer from Acct #*****0012	Transfer In From MMA Account	9999-000	63,159.53		63,159.53
12/14/11	003002	BARRY A. CHATZ 120 S. RIVERSIDE PLAZA SUITE 1200 CHICAGO, IL 60606	Chapter 7 Compensation/Expense			6,622.47	56,537.06
			Fees 6,501.66	2100-000			
			Expenses 120.81	2200-000			
12/14/11	003003	Frank/Gecker LLP 325 N. LaSalle Street Suite 625 Chicago, IL 60654	Attorney for Trustee Fees (Other Fi			33,221.59	23,315.47
			Fees 33,008.00	3210-000			
			Expenses 213.59	3220-000			
12/14/11	003004	POPOWCER KATTEN, LTD. 135 East Wacker Drive Suite 1550 Chicago, Illinois 60601-2124	ACCOUNTANT FOR TRUSTEE	3410-000		971.00	22,344.47
* 12/14/11	003005	NEW CENTURY BANK	Superpriority Administrative Expens	2990-803		450.00	21,894.47
12/14/11	003006	Fedex Customer Information Service Attn: Revenue Recovery/Bankruptcy 2005 Corporate Avenue, 2nd Floor Memphis , TN 38132	Claim 000001, Payment 3.71343%	7100-000		200.65	21,693.82
12/14/11	003007	Bright Electrical Supply	Claim 000002, Payment 3.71255%	7100-000		11.35	21,682.47

Page Subtotals 64,939.53 43,257.06

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 07-21626
Case Name: CARNEGIE REALTY PARTNERS LLC

Trustee Name: BARRY A. CHATZ
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6621 BofA - Checking Account

Taxpayer ID No: *****6116
For Period Ending: 01/03/13

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
12/14/11	003008	217 N. Western Avenue Chicago, IL 60612 Duke Energy/Ohio Mary Taylor Duke Energy Po Box 960 EF 367 Cincinnati , OH 45273 - 9598	Claim 000003, Payment 3.71351%	7100-000		8,282.16	13,400.31
* 12/14/11	003009	Strategic Energy Two Gateway Center 10th Floor Pittsburgh, PA 15222	Claim 000004, Payment 3.71352%	7100-003		3,253.62	10,146.69
12/14/11	003010	Florida Power & Light Company Carnegie Realty Partners LLC Po Box 025209 Miami , FL 33102 - 5209	Claim 000005, Payment 3.71351%	7100-000		5,174.06	4,972.63
12/14/11	003011	Kone Inc Attn: Brian Stell One Kone Court Moline , IL 61285	Claim 000006, Payment 3.71352%	7100-000		1,876.80	3,095.83
12/14/11	003012	Citibank (South Dakota), N.A. 200 S.E. 1st Street Suite 504 Miami , FL 33131	Claim 000010, Payment 3.71350%	7100-000		3,095.83	0.00
05/30/12	003013	NEW CENTURY BANK	Superpriority Administrative Expens REPLACES CHECK NO. 3005	2990-800		450.00	-450.00
05/30/12	003014	CITIBANK, N.A. 200 SE 1ST STREET, SUITE 604 MIAMI, FL 33131	UNSECURED CLAIM REPLACES CHECK NO. 3009	7100-000		3,253.62	-3,703.62
* 06/07/12	003005	NEW CENTURY BANK	Superpriority Administrative Expens	2990-803		-450.00	-3,253.62
* 06/07/12	003009	Strategic Energy Two Gateway Center	Claim 000004, Payment 3.71352%	7100-003		-3,253.62	0.00

Page Subtotals 0.00 21,682.47

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 07-21626
Case Name: CARNEGIE REALTY PARTNERS LLC

Trustee Name: BARRY A. CHATZ
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6621 BofA - Checking Account

Taxpayer ID No: *****6116
For Period Ending: 01/03/13

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
		10th Floor Pittsburgh, PA 15222					
* 06/07/12	003015	NEW CENTURY BANK	Superpriority Administrative Expens	2990-803		450.00	-450.00
* 06/07/12	003015	NEW CENTURY BANK	Superpriority Administrative Expens	2990-803		-450.00	0.00

COLUMN TOTALS 64,939.53 64,939.53 0.00

Less: Bank Transfers/CD's 64,939.53 0.00

Subtotal 0.00 64,939.53

Less: Payments to Debtors 0.00

Net 0.00 64,939.53

TOTAL - ALL ACCOUNTS

NET DEPOSITS

NET DISBURSEMENTS

ACCOUNT BALANCE

Money Market Account (Interest Earn - *****0012

65,204.16

264.63

0.00

BofA - Checking Account - *****6621

0.00

64,939.53

0.00

65,204.16

65,204.16

0.00

(Excludes Account Transfers)

(Excludes Payments To Debtors)

Total Funds On Hand

Page Subtotals 0.00 0.00